

APPENDIX-IV-A

[See Proviso to Rule 8(6)]

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules,2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to Union Bank of India, Lakshmipuram(Guntur) Branch, the constructive/physical possession of which has been taken by the Authorized Officer of Union Bank of India, Lakshmipuram(Guntur), will be sold on "As is Where is", "As is what is", and "Whatever there is" on **14.02.2019**, for a total recovery of Rs.6,91,53,510.20p.(Rupees Six Crores Ninety One Lacs Fifty Three Thousand Five Hundred Ten and Paise Twenty only) as on respective dates given below for each account along with further interest at contracted rate and other expenses due to Union Bank of India, Lakshmipuram(Guntur) branch from the following borrowers and guarantors as per the details given below.

| Name of the borrower | Total dues (Rs.P.) | Further interest due from |
|--|---------------------------------|---------------------------|
| M/s Sri Venkata Srinivasa Cotton Ginning Mill | 6,28,68,782.70 as on 31.07.2018 | 01.08.2018 |
| Housing Loan in the names of Mr. Vecha Krishna Murthy & Mrs. Vecha Sunitha | 62,84,727.50 as on 31.07.2018 | 01.08.2018 |
| Total | 6,91,53,510.20 | |

The reserve price and Earnest money deposit will be as under:

| Property | Reserve Price(Rs.) | Earnest Money Deposit(Rs.) |
|----------|--------------------|----------------------------|
| 1 | 2,79,44,000.00 | 28,00,000.00 |
| 2 | 31,78,000.00 | 3,18,000.00 |
| 3 | 31,35,000.00 | 3,15,000.00 |

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| 1 | Name of borrowers | <p>1. i). Mr. Vecha Krishna Murthy (Borrower) S/o V Chinna Malaiah Flat No. 29 6TH Lane Swamiji apartment, Chandramouli Nagar Guntur - 522007 Mob: 9394126864</p> <p>ii). Mrs. Vecha Sunitha (Borrower) W/o Vecha Krishna Murthy Flat No. 29 6TH Lane Swamiji apartment, Chandramouli Nagar Guntur - 522007 Mob: 9394126864</p> <p>2. <u>M/s Sri Venkata Srinivasa Cotton Ginning Mill</u> <u>represented by its Partners:</u></p> <p>a) Mr. Vecha Krishna Murthy (Partner) S/o V Chinna Malaiah Flat No. 29 6TH Lane Swamiji apartment, Chandramouli Nagar Guntur - 522007 Mob: 9394126864</p> <p>b) Mr. Vecha Manoj Kumar (Partner)</p> |
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| | | <p>S/o Vecha Krishna Murthy Flat No. 29 6TH Lane Swamiji apartment, Chandramouli Nagar Guntur - 522007</p> |
| Guarantor | | <p>Guarantors to M/s Sri Venkata Srinivasa Cotton Ginning Mill:</p> <ol style="list-style-type: none"> 1. Mrs. Vecha Sunitha W/o Vecha Krishna Murthy Flat No. 29 6TH Lane Swamiji apartment, Chandramouli Nagar Guntur - 522007 Mob: 9394126864 2. Mr. Mittapalli Rajendra Babu D No. 3-29-13 4th Lane Krishna Nagar, Pattabhipuram Guntur - 522006 Mob: 9440632900 3. Mr. Suda Venkateswaralu S/o China Bhadraiah No. 9-6, Opp to Andhra Bank St, Pidiguralla Post, Guntur 522413 Mbl: 9160383007 |
| Short description of immovable property | | <p>Property-1: An extent of 267.73 sq.yds of site with RCC building in stilt + four floors under construction situated at Door No.6-15-55, New Door No.31-15-288,15/2, Arundalpet, TS No.202 and 209, Old Ward No.3, New Ward No.3, Block No.3, Guntur Municipal Corporation, Guntur held in the name of Mrs.Vetcha Sunitha. <u>Boundaries of the property:</u> North: Property of Siva Prasad - 40.02 ft. South: Municipal Corporation Road- 40.02 ft East: Property of Venkateswara Rao-60.0 ft West: : Property of Y. Rose Havillah - 60.0 ft. [Regd Sale deed No.6101/2005 dt.28.04.2005 of SRO,Guntur]</p> <p>Property-2: An extent of 227 sq.yds of residential vacant site situated at Plot No.54, Raviteja Estate, Near Chalapathi Engineering College, D. No.290/1B, of Lam Village and Panchayat, Amaravathi Road, Tadikonda Mandal, Guntur district standing in the name of Mr. Vetcha Krishna Murthy <u>Boundaries of the property:</u> North: Plot No.55 - 55.9 ft. South: Property of Vecha Krishnamurthy - 55.9 ft. East: Plot No.76 - 36.6 ft. West: 30 'ft wide Road - 36.6 ft. [Regd Sale deed No.1251/2005 dt.11.05.2005 of SRO,Tadikonda]</p> <p>Property-3: An extent of 209 sq.yds of residential vacant site situated at Plot No.512A, D. Nos.502,503/1, of Gorantla, New Municipal Corporation limits, Guntur, Guntur district standing in the name of Mrs.Vetcha Sunitha.</p> |

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| | <p>Boundaries of the property: North: Plot No.512 South: Plot No.513 East: Plot No.519A West: 30ft wide Road</p> <p>[Regd Sale deed No.1088/1997 dt.26.02.1997 of SRO,Guntur]</p> |
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The detailed terms and conditions of the sale, please refer to the link provided in Union Bank of India website i.e. www.unionbankofindia.co.in. To the best information and knowledge of the Authorized Officer, there is no encumbrance on the property. The interested bidder may contact the AUTHORISED OFFICER, Sri K. Srinivasa Rao for ascertaining the details of auction and inspection of property. Contact No.7799422822(M), Tel No.0863-2241835, e-mail ID:cbslakshmipuram@unionbankofindia.com.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6)/Rule 9(1) OF STATUTORY INTEREST(ENFORCEMENT) RULES 2002

This may also be treated as notice u/r 8(6)/Rule 9(1) of security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-auction Sale on the above mentioned date.

Place: Guntur
Date: 07.01.2019

Authorized Officer
Union Bank of India
Lakshmipuram Branch

TERMS & CONDITIONS OF ONLINE E- AUCTION SALE

1. The Property is being sold on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
2. The date and time of auction is **14.02.2019** between 11 AM to 1 PM with unlimited extension of "5" minutes i.e. the end time of e-auction will be extended by 5 minutes each time if bid is made within the last 5 minutes before closure of auction.
3. Last date of submission of bids is **13.02.2019** and minimum bid increment amount is Rs.50,000/-
4. Date & time of inspection of property for intending purchasers is from **08.01.2019 to 13.02.2019** from 4.00PM to 6.00PM.
5. Bidder may also visit the website <https://bankauctions.in> of Service Provider M/s 4 closure, contact mobile No.08142000061/66 Tel: 040-23836405, e-mail-subbarao@bankauctions.in and info@bankauctions.in. The terms and conditions of sale shall be strictly as per the provisions of The Security Interest Rules (Enforcement) Rules, 2002. The interested bidder may contact the AUTHORISED OFFICER, Sri K. Srinivasa Rao for ascertaining the details of auction and inspection of property on the date mentioned as above contact No.7799422822(M),Tel No.0863-2241835, e-mail ID:cbsslakshmipuram@unionbankofindia.com.
6. Particulars of the property / assts (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Bank and Bank shall not be answerable for any error, misstatement or omission. Actual extant & dimensions may differ.
7. E-Auction Sale Notice issued by the Bank is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or nay representation on the part of the Bank. Interested bidders are advised to peruse the copies of title deeds with the bank and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bid/s.
8. Auction/bidding shall only be through "**online electronic mode**" through the website <https://bankauctions.in> provided by the service provider M/s 4 Closure, Flat No. 102 Amrutha Apartments, plot No.20 Moti Nagar ,Hyderabad-500018 who shall arrange & coordinate the entire process of auction through the e-auction platform.
9. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Bank/service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.
10. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/s 4 closure, contact mobile No.08142000061/66 Tel:040-23836405, e-mail-subbarao@bankauctions.in and info@bankauctions.in

11. For participating in the e-auction sale the intending bidders should register their details with the service provider M/s 4 Closure, Flat No. 102 Amrutha Apartments, plot No.20 Moti Nagar ,Hyderabad-500018 **through website** <https://bankauctions.in> well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.
12. For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% of reserve price by way of RTGS/NEFT/Funds Transfer to the credit of on or before **13-02-2019** along with bid in Account No: **409001010531826**, UNION BANK OF INDIA,LAKSHMIPURAM(GUNTUR) BRANCH, through IFSC Code: UBIN 0540901 or by DO/Pay order favoring Union Bank of India, Lakshmipuram(Guntur) branch payable at GUNTUR.
13. The intending bidders should submit the duly filled in Bid Form (format available in the above website) along with the DD / PO / quoting the UTR No. of NEFT/RTGS remittance towards EMD in a sealed cover addressed to the Authorized Officer, Union bank of India, Lakshmipuram(Guntur) Branch, **latest by 4.30PM on or before 13.02.2019**. The sealed cover should be super scribed with **"Bid for participating in E-Auction Sale - in the A/c- Mr.Vecha Krishna Murthy & Mrs.Vecha Sunitha and M/s. Sri Venkata Srinivasa Cotton Ginning Mill**
14. After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Bank) to the service provider M/s 4 closure to enable them to allow only those bidders to participate in the online *inter se* bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice.
15. Interse bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of interese bidding, there will be unlimited extension of "5" minutes each, i.e the end time of e- auction shall be automatically extended by 5 Minutes each time if bid is made within 5 minutes from the last extension.
16. Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone.
17. Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him to the Authorised Officer, Union Bank of India, Lakshmipuram(Guntur) Branch and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
18. The successful bidder shall deposit 25% of the bid amount (including EMD) on the same day of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by RTGS/NEFT/Funds Transfer to the credit of in Account No: **409001010531826**, UNION BANK OF INDIA, Lakshmipuram(Guntur) branch through IFSC Code: UBIN 0540901 or by DD/Pay order favoring Union Bank of India, Lakshmipuram(Guntur) payable at Guntur. In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within

the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale.

19. In case of default in payment of above stipulated amounts by the successful bidder/auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and property will be again put to sale.
20. At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.
21. Municipal / Panchayat Taxes, Electricity dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property.
22. Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges.
23. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.
24. The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 30 days from the scheduled date of sale, it will be displayed on the website of the service provider.
25. The decision of the Authorised Officer is final, binding and unquestionable.
26. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.

Place: Guntur
Date: 07.01.2019

Authorized Officer
Union Bank of India
Lakshmipuram(Guntur) Branch

Special Instructions / Caution:

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Union Bank of India nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.